

Johnson County Building Officials Association (JOCOBO)

President: Tony Adamson- Building inspector - City of Merriam, tadamson@merriam.org
Vice President: Matt Souders -Building Official- City of Lenexa, msouders@lenexa.com
Secretary: Tyler Wirth - Building Official- City of Shawnee, twirth@cityofshawnee.org
Treasurer: Bill Sandy – Fairway, bsandy@fairwaykansas.org

Meeting Minutes for April 20, 2018

St. Andrew's Golf Course Clubhouse – 11099 West 135th, Overland Park, Kansas

Call to Order

The meeting was called to order by President Tony Adamson at 12:20 pm. Those present per the sign-in sheet are as follows:

Officers: Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)

Members: Mike Flickinger (Gardner)
Steve Crull (Mission Hills)
Travis Torrez (Leawood)
Vic Finch (Overland Park)
Jeff Finch (Spring Hill)
Tony Adamson (City of Merriam/ President)
Matt Souders (Lenexa/VP)
Tyler Wirth (Shawnee / Secretary)
Bill Sandy (Fairway/Treasurer)
Mitch Dringman (Prairie Village)

Associate Members and Guests: John Gyllenborg (Gyllenborg Const)
Bruce Chyka (PPHCK)
Jay Woodward (ICC)
J.D Lorenz (Hallmark Building Services)
George Schluter (KCHBA)

Previous Meeting Minutes

The prior Meeting Minutes from January were considered and Tony Adamson asked if there was a motion to approve the minutes. The motion to approve was made by Travis Torrez and Steve Crull seconded the motion. The motion was approved by the members.

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Treasurer's Report

Bill Sandy gave the Treasurer's report beginning and ending balances and all payments made to date. A motion was made by Steve Crull and was seconded by Mike Flickinger to approve the treasurer's report. The motion was voted on and was approved by the members.

Associate Announcements

a) Parade of Homes – George Schluter

Parade of homes starts on May 28th, 2018. 300 + homes are in the parade of homes.

Old Business

No old business to discuss.

New Business

a) Lead Base Paint – John Gyllenborg

John is hear to talk about lead paints in existing houses. John is a class A contractor though Johnson County Contractor Licensing. John received a letter from the Department of health and Environment regarding RRP verifications. John got certified in the RRP program in 2010 when the program was first started and recertified several months back or so he thought. When contractor take the required certified course they are issued a certificate. John took this certification of his and his subcontractor to topeka to meet with Gilbert Tabares. Gilbert is the one that sent the letter to regarding RRP verification. Gilbert informed John that him and his subcontractors are actually not certified through Department of Health and Environment. The certificated do not have the state seal on the documents. In order to get the state seal on the documents they are supposed to send the certificates and documents to the state for review and they send them back with the seal. Then they are certified. The state told John that they regularly send 2 pamphlets to all municipalities in the state of Kansas to distribute to contractor on lead paint and proper certification when permits are pulled. John has not seen this items from the states at any municipalities when he has pulled permits. John then called many municipalities to see if they had the 2 pamphlets. None of the municipalities have ever seen or heard of the pamphlets from the state. John asked if the municipalities should have an obligation to require the certification on lead paints on permits for houses older the 1978. Gilbert with the state said that yes the municipalities should be verifying this. Travis stated that this is a state requirement and they are responsible for enforcing their requirements and not the municipalities. Everyone agreed with that statement. Bill's concern is that the State is going to try and push this requirement off on the municipalities. The jurisdiction agreed that if the state provided these information pamphlets they would place them in their kiosks for people but that would be the extent of our enforcement on this.

b) Code Task Force Update – Matt Souders

Code task force meet on April 12th to discuss the 2018 IRC. We went through all of the KCHBA recommended amendments one by one. The KCHBA wants to remain with the 2012 energy code requirements as currently modified by the jurisdictions. Keeping the HERS rating at 85. There was much discussion on what the code administrators want to adjust the HERS score to be for 2018. Most believe it needs to be lower than 85 but to what. Bruce Chyka recommended 80. The jurisdictions need to have more discussions and more research on what to change the HERS score to. Also talked about certification required for the HERS raters. All jurisdictions want to agree on the same HERS score to be uniform throughout Johnson County (hopefully). Fire separation distance of single family residents. HBA wants changed to 3'. Jurisdictions in Johnson County are not going to amend the fire separation distance because zoning will not allow closer construction. Several electrical issues still need to be discussed, arc fault, dedicated outlets in garage not GFCI protected, etc. Also floor protection still needs to be discussed. Might be more of a fire department call. Security code might still need to be talked about. HBA does not like the exterior light requirements. It was discussed to just adopt the Johnson County foundation standards and the deck standards (if updated).

c) IBC section 1704.2 Special Inspection– Matt Souders

The code book states that the special inspection are in addition the other inspection required by the code. So if there is a commercial foundation going in do jurisdictions also have one of their inspectors inspect the foundation along with the special inspectors? Most Jurisdictions said Yes they are looking at the foundation as well as the special inspectors. Mitch stated that for Prairie Village at time of permit the design profession states what special inspection are required for that project by code and gets a letter from the hired special inspector stating that they have been hired to perform the inspections. Then Prairie Village is not inspecting those items, just special inspector. Matt asked if you are having a city inspector inspect foundations and a special inspector are you finding any problems. Several jurisdictions said yes. Vic said yes Overland Park are seeing issues on apartments foundations. Biggest issue is with rebar clearance to side of trenched and proper coverage of concrete around the rebar. Merriam, Shawnee, Leawood runs into same thing. Travis stated they see issues with fire stop penetrations. Tony Looks at as the more eyes you have on it the better it is to catch discrepancies. Matt is seeing issues with wood frame construction.

d) To what extent do jurisdictions accept sealed general statements from private engineers on structural items. – Matt Souders

If there is a situation where the structure is not built to plan and the design profession goes out as writes a report stating that is not built to plans but we designed the building and we find that it built to perform as needed and attended. How much do we rely on that letter. It is the difference between prescriptive and engineering. That is a function on what the jurisdiction decides to approve. Lenexa generally accepts the reports from the engineer with their seal on it. Mitch stated that if he receives a letter stating that it is okay as framed and has a seal on it he is moving on down the road. Vic stated that when

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you get a letter from the engineer they are asking you for your approval. You don't have to approve it. The code official still has the liability of approve of that application. It doesn't relieve the design profession from their liability but it doesn't relieve you from yours either.

e) Stoop Flashings – Matt Souders

Matt asked who all is doing stoop flashing inspections. There is pre stoop flashing inspection and a post stoop flashing inspection. Lenexa is doing a pre stoop flashing inspection and other Jurisdictions are looking at it after it is completed at the rough-in inspection (what can be seen). Matt asked who all is requiring the 2" gap between the stoop slab and stucco and 1/2" from slab to faux stone. Most jurisdictions said that they are looking for that. Travis stated that in Leewood if you get 1" to 2" they are not failing it. Siding also needs to be 2" from slab per code. Jurisdictions are only seeing about 3/8" gap from slab to siding. George stated that most builders are putting some sort of flasing up over the stoop slab then comes back and cuts flashing off and caulks the joint. Most jurisdictions want to see some sort of gap between the siding and stoop slab. Vic asked how many people are seeing weep screed at the bottom of the stucco. Most jurisdictions are seeing some weep screed but at least 66 with holes at the bottom of stucco. Matt asked if anyone is seeing issues with the siding, stucco, faux stone. Most people have not seen any issues but cannot see how there can't be any issues. Vic stated that the weep screed won't get water up the plywood, it will fall off. With 66 you don't get that and the water will work back up into the plywood. Jurisdictions are allowing weep screed or 66 with holes.

f) Fire pit in rear yard - Steve

It seems that every landscaping plan Steve gets has fire pits in rear yard. Fire code requires a 15' setback from combustible material. Travis stated that that section of the fire code excludes single family homes. Steve stated they are enforcing the 15' on single family homes. Travis is enforcing 10' setback from combustibles now but wants to add something to the IRC like the fire code requires.

Set Date for Next Meeting: Meeting to be held at St. Andrew's Golf Club, 11099 W. 135th St., Overland Park, Ks, on May 18, 2018 at 12:00PM.

Adjournment

The meeting was adjourned around 2:14 pm. The motion was made by Matt Souders and seconded by Travis Torrez, all members were in favor.

Minutes recorded by Tyler Wirth